

**CITY OF CENTRAL
CITY COUNCIL MEETING
April 1, 2014**

CALL TO ORDER

A regular meeting of the City Council for the City of Central was called to order by Mayor Engels at 7:01 p.m., in City Hall on April 1, 2014.

ROLL CALL

Present: Mayor Engels
Alderman Gaines
Alderman Heider
Alderman Spain
Alderman Voorhies

Absent: None

Staff Present: City Clerk Bechtel
Attorney McAskin
Finance Director Flowers
Planner/HPO Fejeran
Utilities Superintendent Griffith
Police Chief Krelle

The Pledge of Allegiance was recited by all present.

Mayor Engels asked for a moment of silence to remember Helen Buck who passed away March 23rd, 2014 at the age of 98. She was born in February 1916 in Central City and embodied the spirit of Central City and Gilpin County.

ADDITIONS AND/OR AMENDMENTS TO THE AGENDA

The agenda was approved as presented.

CONFLICTS OF INTEREST

No Council Member disclosed a conflict regarding any item on the agenda.

CONSENT AGENDA

Alderman Gaines moved to approve the consent agenda containing the regular bill lists for March 6, 13, 20 and 27, 2014; and the City Council minutes for the meeting on March 4, 2014. Alderman Voorhies seconded, and without discussion, the motion carried unanimously.

PUBLIC FORUM/AUDIENCE PARTICIPATION

No one requested time to address the Council.

ACTION ITEMS: NEW BUSINESS

Appointment of Alternate to Planning Commission

Mayor Engels recommended Lisa Leben to serve as Alternate on the Planning Commission. Alderman Gaines moved to ratify the Mayor's recommendation. Alderman Heider seconded, and without discussion, the motion carried unanimously. Alderman Heider noted that Ms. Leben has an extensive work history in the Planning Department at Clear Creek County.

Resolution No. 14-06: *A resolution of the City Council of the City of Central, Colorado approving professional services agreement with Fentress Architects, Ltd. to provide on-call design review, engineering, traffic engineering, planning and project management services on an as-needed basis.* Planner Fejeran gave the background as follows: From time to time, the Planning Department will require assistance with review of major development or re-development applications.

Staff is requesting a professional services agreement with Fentress Architects, Ltd. (the "Consultant"). The Consultant and the proposed subcontractors have been determined to be eligible and qualified to provide on-call design review, engineering, traffic engineering, planning and project management services to the City. Professional services are exempt from the City's purchasing policy.

The on-call services to be provided to the City by the Consultant and the Consultant's subcontractors will be identified as the specific need arises (on a case-by-case basis) and will be paid out of funds on deposit pursuant to one or more consultant reimbursement agreements by and between the City and individuals or entities processing development applications within the City.

Fees and charges billed to the City under the professional services agreement will be passed through to individuals or entities processing development applications within the City (out of funds on deposit pursuant to one or more consultant reimbursement agreements). The 2014 budget will not be impacted by approval of the agreement.

Mayor Engels asked if we have used this consultant in the past. Staff responded that they did the review of the Visitor Center for ADA accessibility.

Alderman Voorhies moved to approve Resolution No. 14-06: A resolution of the City Council of the City of Central, Colorado approving professional services agreement with Fentress Architects, Ltd. to provide on-call design review, engineering, traffic engineering, planning and project management services on an as-needed basis. Alderman Gaines seconded, and without discussion, the motion carried unanimously.

Approval for CEDA Funding

Planner Fejeran explained the role of CEDA as follows:

The Cultural Economic Development Association's (CEDA) purpose is to create a collaborative sustainable organization that brings structural integrity into an economic development process. It combines all nonprofit organizations: The Opera House; the Historical Society; and the Arts Association that create a synergy of experienced artists, each having a place on the CEDA board and working collaboratively to succeed in becoming a Creative, Artist Community. While CEDA is looking at several sources of federal, state, local and private funding, at this point in time, those funds are unlikely to be in place to support CEDA's immediate arts programs. In the long term, however, such funding will become realized.

CEDA is asking for seed funding in the amount of \$29,769, of which \$17,751 will be applied toward professional services: public access, creative district and grant preparation, sponsorship program, and festival/event oversight. The remaining balance, \$12,018, will be applied toward

operations: marketing and advertising (print/radio), printing/postage, banners, and insurance/legal (refer to attached budget detail).

The amount requested for funding was not contemplated during the 2014 Budget process and is therefore not allocated in the current 2014 Budget. If approved, Council can fund this amount out of the General Fund or Historic Preservation Fund's ending fund balance. The effect of funding out of either fund will be a reduction by the same in the ending fund balance. If Council chooses to fund this amount but does not wish to reduce the ending fund balance than identifying budgeted expenditure cuts in the same amount will be necessary. To date, the City has funded CEDA a total of \$9,304.00; \$4,304 during the 4th quarter of 2013 and \$5,000.00 in February of this year. An additional \$29,769 is requested.

CEDA's mission is to stimulate economic energy, promote business diversity, and enrich the vitality of the Central City area through culture, promoting the growth of creative enterprises and expansion of companies to, and in Central City, and to make Central City economically competitive with the state's best cities. There are two aspects of CEDA's action plan that help produce economic activity: festival/event program that drives population to the City, and a business incubator program that supports the creative hub of the City. CEDA was launched in September, receiving funding of \$4,304 to kick off marketing and management of the Jazz Festival. An additional \$5,000 was disbursed for jazz festival operations. A budget was established for 2014's action items. Two contracts have been established: Janus Artistic Services for jazz festival operations, and The Resource Group for economic development/grant application activities.

Council concerns expressed are: not funded in the 2014 budget; if this organization is moving to quickly; other budgeted city projects have been frozen; reduction of ending fund balance; and paid staff time spent on a non-profit.

Cicily Janus, Jazz Fest Director, explained that the role of CEDA is two parts: events and to encourage business and both must happen together. The volunteers are raising money to move this forward with ticket sales, donations and sponsors. Without the seed money from the City, this cannot move forward and they will have to move the Jazz Fest to a different city which there are several options for.

Alderman Heider asked for the minimum amount needed to move forward. Planner Fejeran stated they could get by with \$12,000 without major impacts. Alderman Gaines asked where the revenue will go from the event. Ms. Janus responded that the money will go back into the CEDA funds. Attorney McAskin asked if the seed money could be a loan and paid back to the City. Finance Director Flowers explained that it is difficult for the City to loan money to an organization especially in the 1st half of the year when cash flow is restricted. Mr. Ren Goltra offered to donate \$5,000 to CEDA.

Alderman Heider moved to table this item to the next meeting. Alderman Voorhies seconded. In discussion, Alderman Gaines stated that she would prefer to move this forward with some funds. Mayor Engels agreed that \$7,000 is a good investment with Mr. Goltra's contribution. When Mayor Engels called the question, the motion failed 4 votes to 1 with Alderman Gaines, Alderman Voorhies, Alderman Spain, and Mayor Engels voting no. Alderman Gaines moved to approve a short term loan from the City of \$7,000 due within 3 months of the Jazz Fest event with Mr. Goltra's donation of \$5,000 for CEDA seed money. Alderman Spain seconded, and without discussion, the motion carried unanimously.

Approval for a Proposal for Planning and Architectural Services for work on the Comprehensive Plan with Fentress Architects

Planner Fejeran gave the background as follows:

The Comprehensive Plan was last updated in 2003, which exceeds the State's recommended update of ten years. The necessity to update the comprehensive plan stems from a decade of change in growth or direction of development as well as economic setbacks resulting in unanticipated loss of businesses and jobs. It is suggested that the planning commission re-evaluate the comprehensive plan elements at least every five (5) years. The comprehensive plan will address land use and zoning, heritage and creative district, infrastructure and transportation, recreation and tourism (required by Colorado Revised Statute), neighborhoods and housing and economic development and sustainability. This effort will require additional resources.

Professional services are exempt from the City's purchasing policy. The Consultant has been determined to be eligible and qualified to provide planning, design and project management services to the City.

The planning and architectural services to be provided to the City by the Consultant will be a not-to-exceed basis from the Community Development Planning and Engineering budget.

Staff is requesting a not to exceed amount of \$20,000 from the 2014 Community Development budget.

Alderman Gaines questioned the use of a consultant rather than using Planning Commission. Planner Fejeran stated that there task list for Planning Commission in the process with an open public process.

Mayor Engels asked what line item this request is from. Finance Director Flowers stated that there is \$25,000 budgeted in the Community Development Professional Services budget with some of those funds already spent for JVA and other misc services. The Comp Plan was not a budgeted expense for 2014. Mayor Engels asked if this request could be reduced. Planner Fentress responded that he will discuss this possibility with Fentress.

Alderman Voorhies moved to table this request to the next meeting. Alderman Gaines seconded, and without discussion, the motion carried unanimously.

STAFF UPDATES

Alderman Gaines asked if the Quartz Hill project will widen the sides of Nevada Street. Staff will review the plan and get that information to Council.

Alderman Heider stated that a resident had a water problem this weekend which was resolved by Water Superintendent Griffith and the resident was satisfied. Mayor Engels thanked WS Griffith for making the Council look good with that prompt response to the issue.

COUNCIL COMMENTS

Alderman Gaines thanked staff for all their extra efforts during this interim period.

Alderman Spain thanked Mr. Goltra for the \$5,000 contribution to CEDA.

Mayor Engels reviewed the hiring process for the City Manager: applications will close on April 4: Council will meet with the hiring consultant on April 15; interviews will be set up; a Meet/Greet reception will be held with the community and the candidate finalists before an offer is made.

PUBLIC FORUM/AUDIENCE PARTICIPATION

Jack Hidahl, 206 E 6th, offered his experience in city government for no fee.

Joe Behm, CCBID Director, stated that the Twin Tunnel project is still a concern for businesses and he will be reaching out to the Clear Creek County Commissioners and the Idaho Springs officials as well to express the concerns. Mr. Behm also stated that the businesses have met with the organizers for the Pit Rally event to address concerns about traffic control.

At 8:21 p.m., Mayor Engels adjourned the meeting.

The next Council meeting is scheduled for April 15, 2014 at 7:00 p.m.

Ronald E. Engels, Mayor

Reba Bechtel, City Clerk